



Connells

West Green Drive
Stratford-Upon-Avon



Property Description

This generously sized two-bedroom maisonette offers comfortable, modern living in a sought-after Stratford-upon-Avon location. Situated close to a range of local amenities—including shops, cafés, schools, and transport links—it provides both convenience and a peaceful residential setting.

The property features a bright and spacious living area, a well-appointed kitchen, and two good-sized bedrooms. Outside, you'll find a private garden ideal for relaxing or entertaining, along with the added benefit of driveway parking for easy, stress-free access.

Perfect for professionals, small families, or those looking to downsize without compromising on space and comfort.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will

be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Welcoming entrance hall with staircase rising to the first floor. Provides access to all ground-floor rooms and includes loft access for additional storage. Ideal as a practical and central point within the property.

Lounge

A bright and inviting lounge featuring two double-glazed windows that provide plenty of natural light. The room includes a central fireplace creating a cosy focal point, along with a radiator for additional comfort. Perfect

as a relaxing living space.

Kitchen

A well-appointed kitchen featuring laminate work surfaces and laminate flooring, complemented by part-tiled walls. The space benefits from two double-glazed windows offering plenty of natural light. Includes a stainless-steel sink with drainer, oven with hob, and designated space for a washing machine and fridge-freezer. Practical and functional layout ideal for everyday use.

Bedroom One

A well-proportioned bedroom featuring a double-glazed window allowing natural light to fill the room. Includes a radiator for comfort and useful built-in storage, making the space both practical and inviting.

Bedroom Two

A comfortable second bedroom featuring a double-glazed window providing natural light and a radiator for year-round warmth. Ideal as a guest room, child's bedroom, or home office.

Bathroom

A well-presented bathroom featuring a low-level W/C, wash hand basin, and a double-glazed window providing natural light and ventilation. The room includes laminate flooring, part-tiled walls, and a radiator, offering a clean and practical finish throughout.

Garden

A well-maintained garden featuring an area laid to lawn, a patio ideal for outdoor seating, and attractive planted borders adding colour and interest to the space.

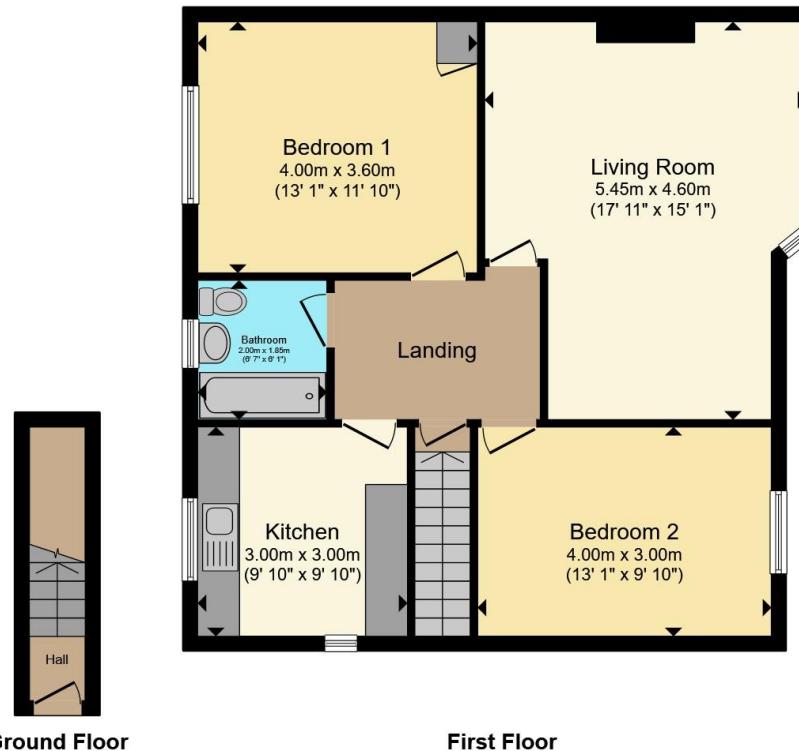
Parking

On street parking.









Total floor area 76.8 m² (827 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: C
 Council Tax
 Band: B

Service Charge: 866.44
 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108641

This is a Leasehold property with details as follows; Term of Lease 123 years from 20 Jan 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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